

107 S. STRATFORD ROAD

FOR LEASE | WINSTON-SALEM, NC 27104

Linville | Team Partners

COMMERCIAL REAL ESTATE



STRATFORD VILLAGE RETAIL SPACE FOR LEASE



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PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail
AVAILABLE SF ±	10,700 Usable 7,662 - 9,400 Rentable
LEASE RATE	\$22.00 psf
LEASE TYPE	NNN

DESCRIPTION

Fantastic retail opportunity in a A+ location on South Stratford Road, in Stratford Village. Consisting of ±10,700 SF that features ±7,662 SF of first floor retail space, an additional retail space on the second floor, multiple offices and workrooms, changing/fitting rooms, breakroom, ample storage, and great surface parking. Your business will benefit from high visibility and accessibility, which will attract more customers and allow your business to thrive. Most sought-after retail corridor in Winston-Salem.



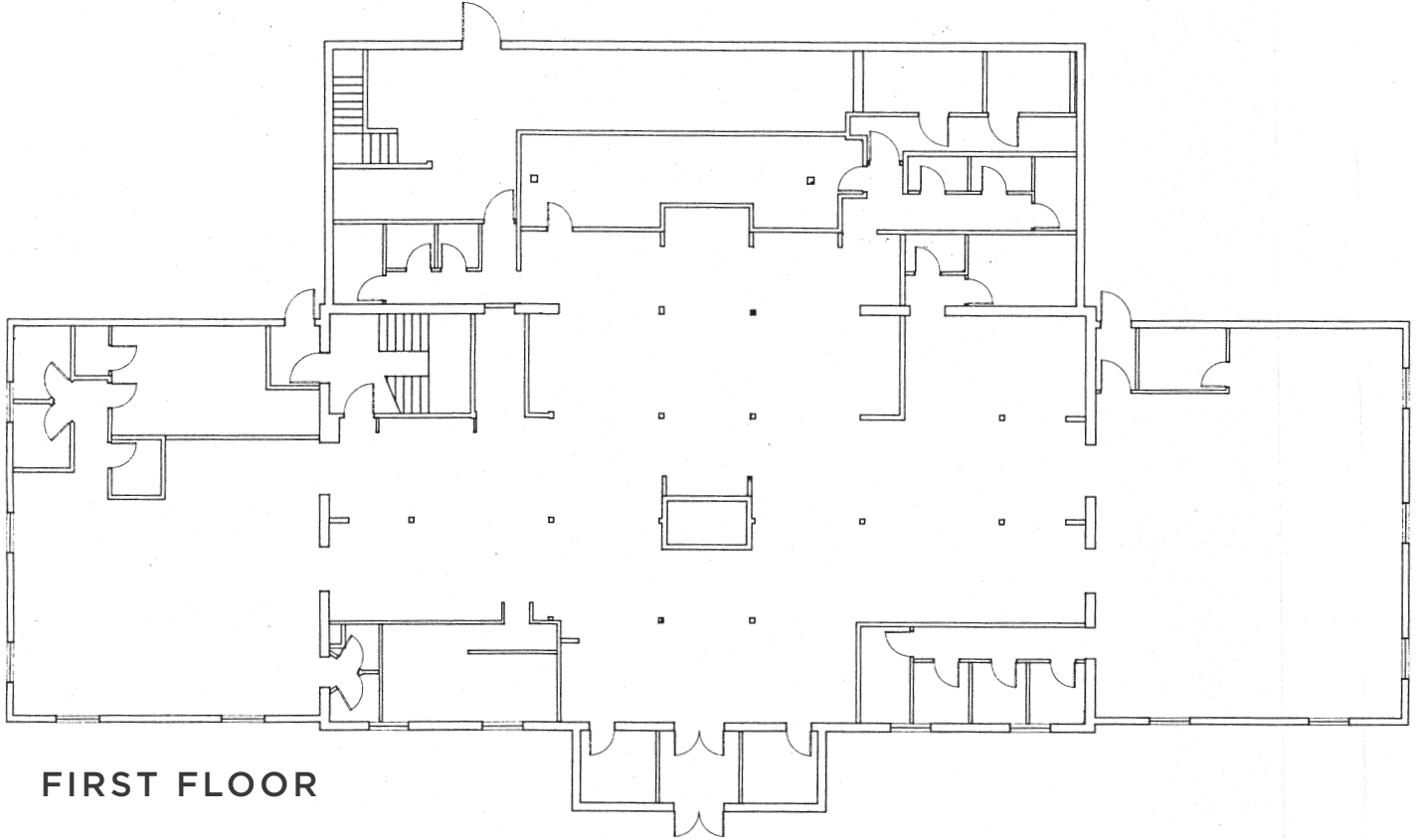
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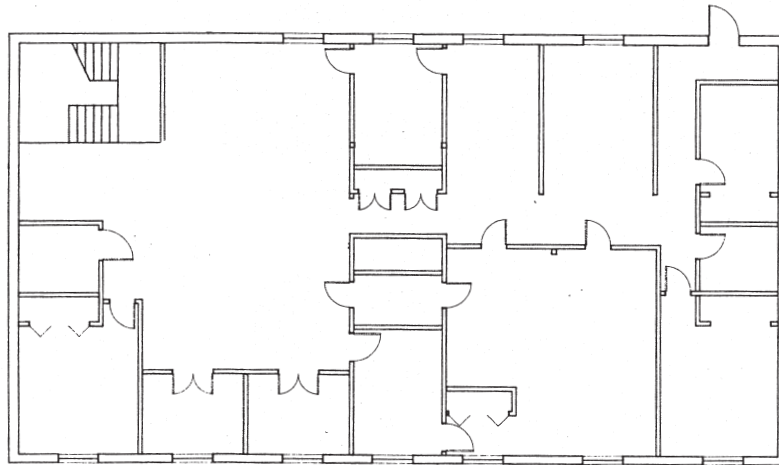
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FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



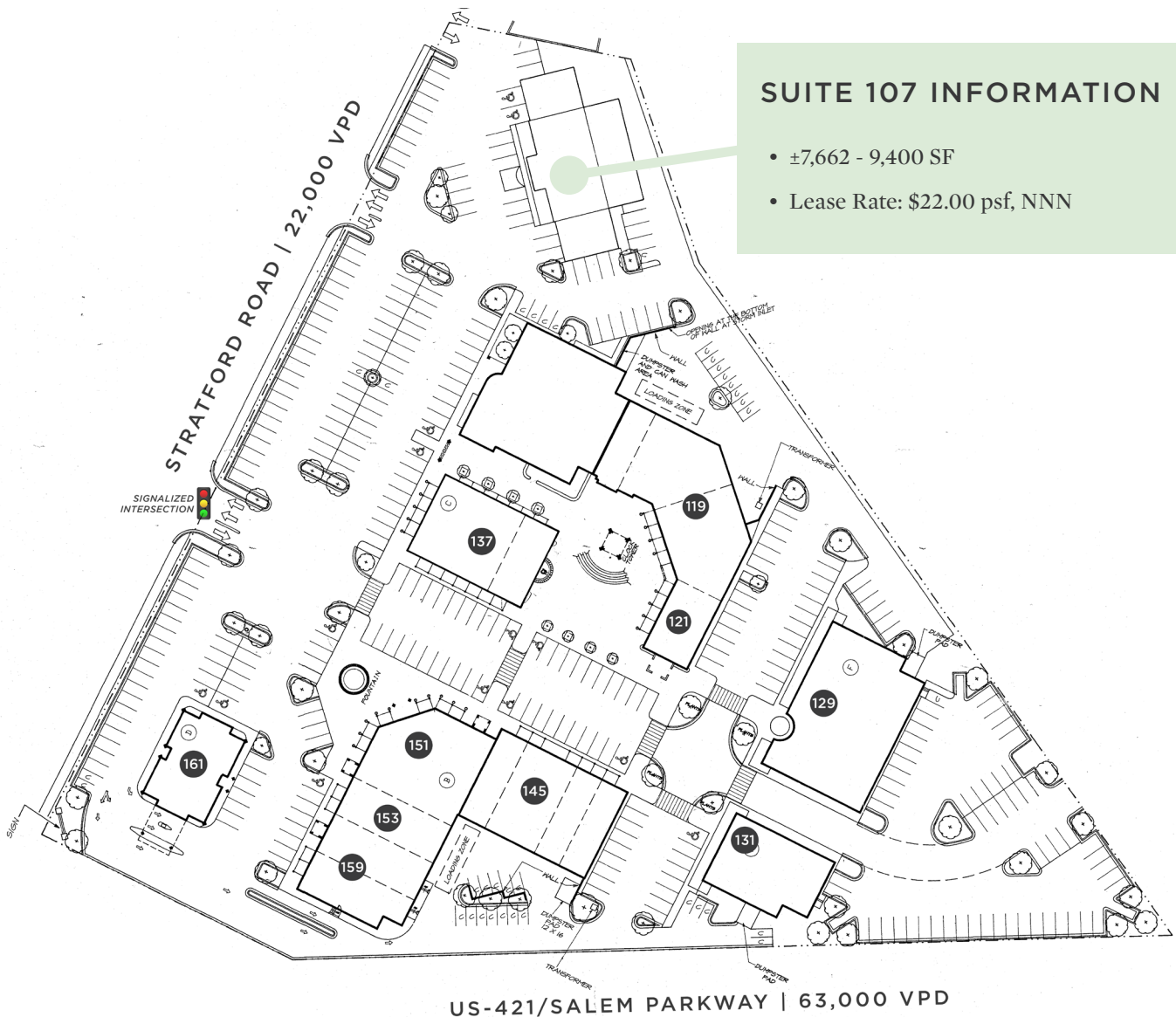
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STRATFORD VILLAGE SHOPPING CENTER

SUITE 107 INFORMATION

- ±7,662 - 9,400 SF
- Lease Rate: \$22.00 psf, NNN



SUITE 119	Ski & Tennis Station	SUITE 145	Fred Astaire Dance Studio
SUITE 121	Ideal Image	SUITE 151	Midtown Café and Dessertery
SUITE 129	Nawab Indian Cuisine	SUITE 153	Kim Taylor & Company
SUITE 131	BodyMind Pilates Studio	SUITE 159	Shores Fine Dry Cleaning
SUITE 137	Shiffman's	SUITE 161	First National Bank

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,180	74,461	178,988
AVERAGE HH INCOME	\$135,754	\$88,180	\$78,972
DAYTIME POPULATION	23,391	127,851	225,693



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PROPERTY INFORMATION

PROPERTY TYPE	Retail	FLOORS	2
RENTABLE SF ±	7,662 - 9,400	EXTERIOR	Brick
ACRES	7.02	RESTROOMS	4
ZONING	GB	TAX PIN	6825-25-6892

PRICING & TERMS

LEASE RATE	\$22.00, NNN	TICAM	\$3.67 psf
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